



Flat 1, St. Nicholas Gardens St. Nicholas Place, Sheringham, NR26 8LZ

Price Guide £340,000

- Ground floor apartment
- Gas central heating
- Short walk to the town and beach
- Highly favoured location
- Long lease
- Two double bedrooms
- Sealed unit windows
- Parking
- Share of the freehold
- No onward chain



# St. Nicholas Gardens St. Nicholas Place, Sheringham NR26 8LZ

St Nicholas Gardens is a small and exclusive development of just six apartments located in one of the most sought after areas of the Town, close to the Beach and Town Centre. This apartment is on the ground floor and has a communal entrance with private door into the apartment. There is also a small front patio garden area. The apartment is a beautifully proportioned with sitting room/dining room offering two aspects and oak flooring. This then leads to the hallway, which also provides access to the communal entrance hall with a secure entry system. A fully fitted kitchen, bathroom which has a modern suite and two double bedrooms to the rear with built in wardrobe cupboards.



Council Tax Band: C



## COMMUNAL ENTRANCE

UPVC double glazed door to communal entrance with stairs leading to first floor. A private solid wood door leading into the ground floor apartment 1.

## ENTRANCE HALL

Solid wood flooring, telephone intercom entry system. Oak internal doors, LED spot lighting, doors to all rooms. Large cupboard housing gas central heating boiler.

## SITTING ROOM

UPVC double glazed window to the front and French door to the side garden. Solid wood flooring, two wall light points, LED lighting. TV point.

## KITCHEN

Range of base, wall and drawer units with black effect work tops over. Inset electric hob with extractor above. Built in cooker, fridge freezer, dishwasher and washing machine. Stainless steel sink unit with mixer tap over. Matching wall cupboards, tiled splash backs, inset spot lighting. Wood flooring.

## BEDROOM ONE

UPVC sealed unit window to the rear, wood flooring, radiator, inset spot lighting, built in wardrobe.

## BEDROOM TWO

UPVC sealed unit window to the rear, wood flooring, radiator, inset spot lighting, built in wardrobe.

## BATHROOM

Panelled bath with shower over, vanity wash hand basin with closed couple WC, wood flooring, inset spot lighting, wall mounted heated towel rail.

## OUTSIDE

A large communal gravel parking area with allocated parking for one car, communal covered refuge storage, small patio garden and seating area outside the sitting room.

## AGENTS NOTE

This property is leasehold with a share of the freehold. All mains services are connected and mains water. The apartment holds a Council tax band C. Service charges is £1100 PA







## Viewings

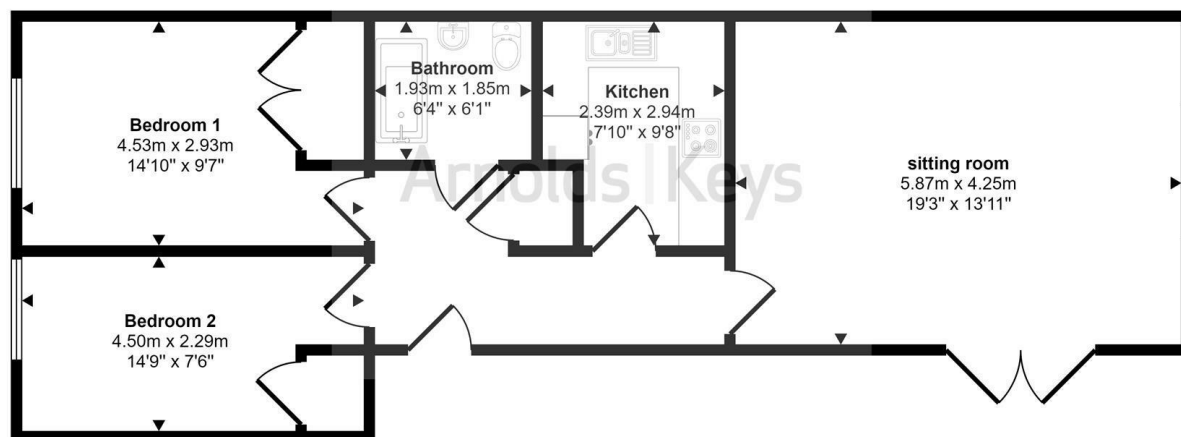
Viewings by arrangement only. Call 01263 822373 to make an appointment.

## EPC Rating:

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Approx Gross Internal Area  
70 sq m / 754 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.



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